

## CORRECTIVE WARRANTY DEED

THIS INDENTURE, made and entered into as of the <sup>21<sup>ST</sup></sup> 15th day of June, 2004, by and between SNOWDEN LANE INVESTMENTS, LLC., party of the first part, and TWIN CITY COMMONS DEVELOPMENT, LLC, a Mississippi limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven, County of DeSoto, State of Mississippi, to wit:

A 2.26 acre tract known as Lot 2F of the Charles H. Evans tract being further described as Lot 2F of the redivision of Lot 2 of the First Addition of Lot 2 Twin City Commons DeSoto commercial subdivision (un-recorded). Located in part of the SW 1/4 and SE 1/4 of the Southwest 1/4 of Section 27, Township 1 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as follows:

Beginning at the Southwest corner of Section 27, Township 1 South, Range 7 West, DeSoto County, Mississippi; Thence S 89°29'54" E, along the South line of said Section a distance of 1045.11 feet to a point; Thence N 00°59'15"E a distance of 81.21 feet to a point on the North right of way of State Highway 302; Thence N 00°59'15" E a distance of 348.41 feet to a point; Thence N 89°00'45" W a distance of 25.00 feet to a point; Thence N 00°59'15" E a distance of 51.43 feet to a point; Thence N 00°59'15" E a distance of 201.45 feet to a point; Thence N 00°59'15"E a distance of 201.45 feet to a point, said point being the true point of beginning; Thence N 00°59'15" E a distance of 201.19 feet to an iron pin; Thence S 89°59'21" W a distance of 481.91 feet to a point; Thence S 00°07'52" E a distance of 206.18 feet to a point; Thence N 89°25'05" W a distance of 485.87 feet to the point of beginning containing 2.26 acres more or less. Subject to rights of ways of public roads and utilities, zoning and subdivision regulations in effect for the City of Southaven and DeSoto County and easements of record.

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for 2004 City and 2004 County real estate taxes, and except for any and all subdivision restrictions, covenants, building lines and easements of record, if any, including, but not limited to subdivision restrictions, building lines and easements of record in Plat Book 75, Pages 26 and 27; easements of record in Book 41, Page 218, and in Book 200, Page 49, in the Chancery Clerk's Office of DeSoto County, Mississippi; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the party of the first part the day and year first above written.

STATE MS.-DESOTO CO.

By:

LYNNE KNIGHT, AUTHORIZED AGENT

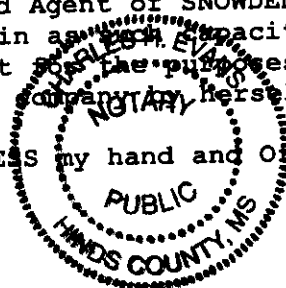
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BK 475 PG 113  
M. DAVIS CH. CLK.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, a Notary Public of the State and County aforesaid, LYNNE KNIGHT who, upon oath, acknowledged herself to be the Authorized Agent of SNOWDEN LANE INVESTMENTS, LLC, a limited liability company, and that she in ~~an~~ <sup>her</sup> capacity, signed, executed and delivered the foregoing instrument ~~for the purposes~~ <sup>for the purposes</sup> therein contained by signing the name of the limited liability company herself as such Authorized Agent.

WITNESS my hand and Official Seal at office this 21<sup>ST</sup> day of June, 2004.



*Charles H. Evans*  
NOTARY PUBLIC

My Commission Expires: 1/26/07.

TAX PARCEL NUMBER: 1078-2713.0-00002.

PROPERTY ADDRESS: VACANT LAND  
Lot 2 Twin City Commons  
Southaven, MS

GRANTEE'S NAME: TWIN CITY COMMONS DEVELOPMENT COMPANY, LLC  
AND MAILING 1306 Goodman Rd. Ste. 104-139  
ADDRESS: Southaven, MS 38671  
601/366-8930

MAIL TAX BILLS TO: SNOWDEN LANE INVESTMENTS, LLC  
8600 Thackery Street, #2209  
Dallas, TX 75225-3928

GRANTOR'S NAME &.: SNOWDEN LANE INVESTMENTS, LLC  
8600 Thackery Street, #2209  
Dallas, TX 75225-3928

Phone Numbers: (601) 238-4367 (office)  
(601) 238-4367 (home)

THIS INSTRUMENT PREPARED BY: CHARLES H. EVANS  
Highland Bluff North, Suite 100  
Jackson, MS 39211  
601/362-1282

This Corrective Warranty Deed is being filed in order to update and correct the metes and bounds description of the property as set forth on the first page of this instrument.